



STAFF REPORT *for an*
**EXPANSION OF A NON-CONFORMING STRUCTURE &
 ACCESSORY DWELLING UNIT**

A. SUMMARY AND PURPOSE OF REQUEST

DATE:	May 17, 2017	PERMIT NUMBER:	File No. PL17-040
APPLICATION NAME:	Good ADU with Special Permission	APPLICANT:	Shannon Good 403 South 11 th Street Mount Vernon, WA 98273
PROJECT DESCRIPTION:	<p>The applicant seeks to demolish an existing non-conforming accessory dwelling unit and rebuild a new accessory dwelling unit in its place. The new structure will be sited in essentially the same location, but gains an additional 52 square feet of floor area, resulting in a building that is 512 square feet total. The applicant is also requesting an increase in ridge height of approximately 8 feet in comparison to the existing structure.</p> <p>MVMC Chapter 17.102 has a process by which the City Council (upon recommendation by the Hearing Examiner) can grant special permission to enlarge or expand an existing non-conforming structure and/or use so long as certain criteria are met. Consolidated with the permit for a non-conforming structure/use will be a permit for an Accessory Dwelling Unit (ADU).</p>		
PROJECT LOCATION:	<p>The proposal property has an address of 1012 E Montgomery St. The main residence is addressed as 403 S 11th St. The parcel number is P52765. The property is legally described as the eastern addition to Mt Vernon, lot 16, except the south 20 feet thereof, and all of lots 17 and 18, block 11.</p>		
COMPREHENSIVE PLAN:	Single-Family High Density (SF-HI)	ZONING:	Single-Family Residential with a maximum density of 7.26 du/acre (R-1, 7.0)
FLOODPLAIN:	No	CRITICAL AREAS:	No
EXISTING USES:	<p>According to the Skagit County Assessor this 6,970± s.f. lot is developed with an approximate 846 s.f. residence built in 1952; an approximate 404 s.f. detached garage also built in 1952, an approximate 84 s.f. multi-purpose shed built in 1924; and an approximate 464 s.f. residential structure built in 1944.</p>		

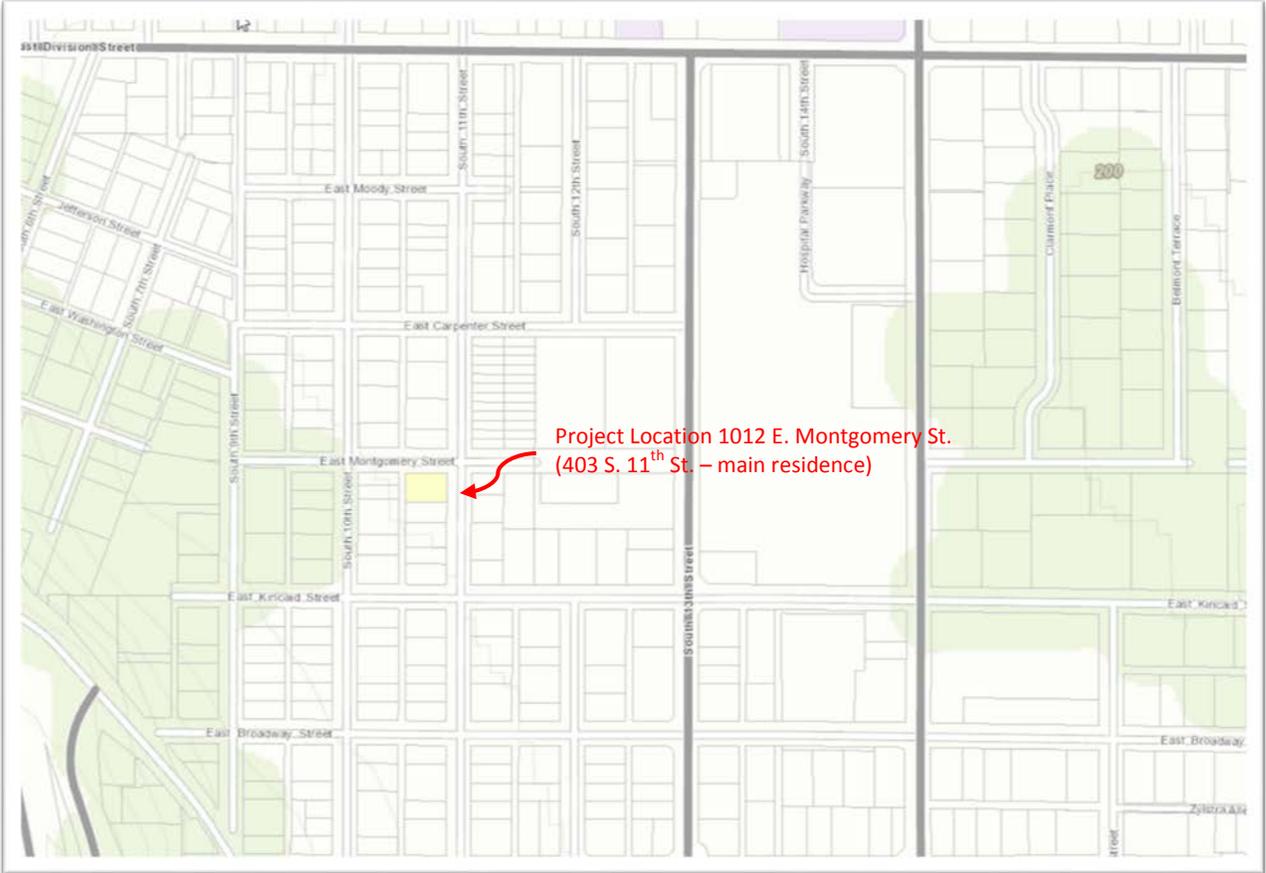


Photo from the Skagit County Assessor, taken from S. 11th St. looking at the main residential building.



B. EXHIBIT LIST:

- Exhibit A:** Master Land Use Application
- Exhibit B:** Project Narrative and Mapping from the Applicant
- Exhibit C:** City notices and associated information
- Exhibit D:** Skagit County Assessor's Site Information

C. DEPARTMENT ANALYSIS:

APPLICABLE MVMC:

- Chapter 14.05 Administration of Development Regulations
- Chapter 17.15 Single-Family Residential
- Chapter 17.81 Special Uses
- Chapter 17.102 Nonconforming Buildings or Uses

PROCEDURAL:

- On **March 30, 2017** the applicant submitted the subject application.
- On **April 20, 2017** staff deemed the materials submitted technically complete for processing.
- On **April 21, 2017** a Notice of Application (NOA) for Approval to Expand a Non-Conforming Building was issued by staff.
- On **April 24, 2017** a Notice of Public Hearing & Public Hearing was mailed to all properties within 300 feet of the project site.
- On **April 24, 2017** the Notice of Application & Public Hearing was published in the Skagit Valley Herald.
- On **April 24, 2017** the subject site was posted with a Land Use sign.

PERMIT TRIGGER:

The applicant has an existing accessory structure on their property that has been used as a residence since it was built in 1944. The improvements needed to this structure are such that the applicant wishes to demolish and reconstruct this structure. The applicant wishes to make the footprint of this structure 53 square feet larger and increase the ridge height by approximately 8 feet.

The accessory structure does not comply with the building setbacks (a 20-foot setback along East Montgomery Street is required and the existing structure has a 10-foot setback) and the MVMC does not allow two separate dwelling units on a lot of record without one of the units being an accessory dwelling unit (ADU).

MVMC 17.102.025 and 17.102.030 provides a process by which a permit can be issued to allow a non-conformity to be enlarged or expanded on a site through a process wherein the City's Hearing Examiner makes a recommendation to the City Council and the City Council makes a final decision to approve or deny such a request. Concurrently with the request for Special Permission the applicant has also made application to permit the ADU.

CODE CRITERIA FOR SPECIAL PERMISSION TO BE MET WITH REQUEST:

The approval criteria for Special Permission that staff needs to address is contained in MVMC 17.102.070. This section of the code contains the following four (4) criteria. The staff response to each of these criteria follows each listed item.

A. The effect of such enlargement, expansion or reconstruction on the appearance and use of the area which might be affected.

The appearance and use of the area will be slightly altered because the existing structure will be demolished and replaced with a new accessory structure that has a footprint that is 52 s.f. larger. The proposed structure is substantially similar to the existing structure and, in staff's opinion, will not appear to be out of character.

MVMC Chapter 17.15 allows accessory buildings as an outright permitted use; however, the definition of 'accessory building' makes clear that accessory buildings cannot exceed the height of the main building on the same lot (see MVMC 17.06.010 A Definitions). As such, staff is not recommending approval of the Applicant's request to increase the height of the reconstructed accessory unit such that the resulting structure is taller in height than the primary residence on the subject site addressed as 403 South 11th Street.

B. The effect of the granting of such permit on traffic patterns in the area.

The traffic patterns in the area will not change in any significant way due to the reconstruction of the existing accessory structure.

C. The adequacy of parking facilities afforded or to be afforded.

The proposed reconstruction will not alter existing parking on the subject site. The concrete driveway located near the southeast corner of the site can accommodate two (2) vehicles and there is room along the north side of the site to accommodate two (2) parallel parked vehicles.

D. The effect on adjacent and nearby property or the economic effect of the proposed expansion, alteration or reconstruction on both the applicant and the owners of property in the vicinity.

There should be no negative effects (including economic ones) to adjacent and nearby properties due to the reconstruction of the accessory structure. The effect to both the applicant and nearby property owners should be positive ones as the applicant is investing in their property.

CODE CRITERIA FOR AN ACCESSORY DWELLING UNIT (ADU) TO BE MET WITH REQUEST:

The approval criteria for an ADU that staff needs to address is contained in MVMC 17.81.540. This section of the code contains the following seven (7) criteria. The staff response to each of these criteria follows each listed item.

1. The proposal is compatible with the intent of the Comprehensive Plan for the City.

The accessory dwelling unit is located within an area of similarly-sized residential lots that are designated Single-Family High Density on the Comprehensive Plan; and, ADUs are recognized as allowed uses with the Comprehensive Plan. The Housing Element of the Comprehensive Plan contains the following Policy:

Policy HO-2.1.4 Encourage the construction of attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy provisions.

2. The proposal shall be compatible with the surrounding neighborhood.

The subject ADU has existed on the subject site for decades. The surrounding residential neighborhood is primarily developed with single-family residential homes on similarly-sized lots. The ADU performance standards are designed to maintain the single-family appearance of the neighborhood aiding in its compatibility.

3. The surrounding neighborhood would not be negatively impacted by the size, arrangement, or architectural design of the proposed use.

Since the existing accessory structure has been in place for decades reconstructing this structure should not negatively impact the surrounding neighborhood. The entrance to the ADU is proposed to be off of the existing alley that abuts the west side of the subject site. The entrance can be located anywhere except along the east side of the reconstruction structure.

4. Traffic patterns are not severely impacted.

Traffic patterns should not change in any appreciable way with the proposed reconstruction of the accessory unit on the subject site.

5. Public facilities are available to serve the proposed development.

The accessory structure is currently served by public utilities/facilities.

6. The proposal has no materially detrimental effects on neighboring properties due to excessive noise, lighting or other interference with the peaceful use and possession of said neighboring properties.

The proposal is for a residential use in a residential neighborhood, and there is no indication that excessive noise, lighting or other interference with the peaceful use and possession of neighboring properties would occur.

7. The proposal has been designed to minimize adverse effects on neighboring properties.

'Special Use for Accessory Dwelling Unit' code conditions ensure that ADU proposals will be compatible with the single-family appearance of the neighborhoods that they are situated in and will not negatively impact or affect the surrounding neighborhood. The applicant is/will be complying with this code; and as such, will be minimizing adverse effects on neighboring properties.

D. STAFF RECOMMENDATION:

To approve the expansion of this nonconforming use the Hearing Examiner must find "that the proposed alteration, expansion or reconstruction will not have a material adverse effect upon the use and enjoyment of the properties within the area which conform to the existing zoning..." (MVMC 17.102.080).

To approve the Accessory Dwelling Unit (ADU) the Hearing Examiner must also find the application complies with the seven (7) standards for approval of an ADU from MVMC 17.81.540.

Based on the analysis above, the staff conclusion is that:

- The reconstruction of the subject accessory structure will not have a material adverse effect upon the use and enjoyment of the properties within the area which conform to the existing zoning; and,
- The new structure complies with the ADU standards only if the height of the new structure is limited in height such that it is no taller than the existing primary residence on the site.

As such, staff recommends **APPROVAL** for the reconstruction and expansion of the subject nonconforming building and making this new structure an Accessory Dwelling Unit for, **File No. PL17-040**, subject to compliance with the standards of the Mount Vernon Municipal Code and the following conditions of approval:

1. The new accessory building structure shall be limited to 13-feet 9-inches in height.
2. The two (2) parallel parking spots off of East Montgomery Street shall be paved with a durable, dust free surface and must comply with standards from the City's Engineering Department.
3. The applicant needs make sure that the 416 s.f. Art Studio and Office is not being used as a primary residence as is indicated on the site plans submitted.
4. The applicant shall comply with all of the siting requirements found in MVMC 17.81.110 including signing and recording a covenant with regard to the ADU.

E. NOTES TO APPLICANT AND PARTIES OF RECORD:

The expansion of a nonconforming use sought by the applicant requires that the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.

The written recommendation for this project will be issued by the Hearing Examiner within 10 days after the date the record closes. The Hearing Examiner shall reconsider his/her recommendation if a written request is properly filed by the applicant or a party of record within 10 days of the date of the initial recommendation. A party wishing to file a request for reconsideration of the Hearing Examiner's recommendation shall follow the process outlined within MVMC 14.05.110(H)(4).

A copy of this portion of the MVMC can be obtained by contacting the Department Services Department; or it can be downloaded on the City's web site at: <http://www.mountvernonwa.gov>

1. Consistent with MVMC 14.05.140 this permit to enlarge a non-conforming structure shall expire two (2) years following approval from the City Council.
2. Consistent with MVMC 17.81.590 the special use permit for the ADU "shall expire and the uses permitted thereunder shall be unlawful and nonconforming upon abandonment of the use. Discontinuance of a use permitted by special use permit for a period of one year shall raise the presumption that the use has been abandoned, which must be overcome by clear evidence to the contrary for the permit to survive. A special use permit shall expire and the uses permitted thereunder shall be unlawful and nonconforming upon termination or cancellation of any home occupation permit or business license required for the use".



17-040

MAR 30 2017
C.E.D. DEPARTMENT
BY _____

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL2017-040

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
NAME:	SHANNON GOOD
ADDRESS:	403 S 11TH ST
CITY/STATE:	MOUNT VERNON ZIP: 98274
TELEPHONE NUMBER and EMAIL ADDRESS:	360-336-9700 SGOOD LLC @ GMAIL . COM
APPLICANT (if other than owner):	
NAME:	OWNER
COMPANY: <small>(if applicable)</small>	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT <small>(If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):</small>	
NAME:	OWNER
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	

PROJECT INFORMATION
Project or development name:
Property/project address(es)/location: 1012 EAST MONTGOMERY ST
<small>A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P52765
Existing land use(s): RESIDENTIAL HOME & RENTAL COTTAGE
Proposed land uses: SAME
Existing Comprehensive Plan designation: INCORPORATED AREA
Proposed Comprehensive Plan designation (if applicable): NO CHANGE
Existing Zoning designation: R1 7.0
Proposed Zoning designation (if applicable): R1 7.0
Site Area (sq. ft. or acreage): 7000
Project value: ± 60,000
Is the site located in any type of environmentally sensitive area? NO

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information MUST be complete and MUST be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
<i>SHANNON GOOD</i>	<i>403 SO 11TH ST MOUNT VERNON WA 98274</i>	<i>360 336 9700 S600D.LLCC@GMAIL.COM</i>
Architect:	Address:	Phone and Email Address:
<i>OWNER</i>		
Engineer:	Address:	Phone and Email Address:
<i>OWNER</i>		
Surveyor:	Address:	Phone and Email Address:
<i>N/A</i>		
Title Company:	Address:	Phone and Email Address:
<i>N/A</i>		
Lender/Loan Officer:	Address:	Phone and Email Address:
<i>N/A</i>		
Attorney:	Address:	Phone and Email Address:
<i>N/A</i>		
Contractors:	Address:	Phone and Email Address:
<i>SELF</i>		
Real Estate Agents:	Address:	Phone and Email Address:
<i>N/A</i>		
Investors:	Address:	Phone and Email Address:
<i>N/A</i>		
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
SG	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
SG	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
SG	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
SG	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
SG	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
SG	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
SG	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
SG	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ <u>300⁰⁰</u>
Other Permit Write in Below:	
<u>Special permission</u>	
<u>2 publications</u>	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ <u>100⁰⁰</u>
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	<u>33 x 48 =</u> \$ _____
Land Use Signs:	<u>2</u> \$ <u>44-</u>

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, SHANNON GOOD, declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

On this, the 30 day of March, 2017 before me personally appeared [Signature] known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Krista A Jewett
Notary Public in and for the State of Washington
Residing at Skagit Co.
My Appointment Expires 2-18-2020



17-040 MAR 30 2017

D. DEPARTMENT

SHANNON GOOD
403 South 11th Street
Mount Vernon, Washington 98274
360.336.9700
sgoodlls@gmail.com

1012 East Montgomery Street Cottage Replacement

Justification for the Project

When I purchased the property at 11th and Montgomery Street, my objective was to live here for the rest of my life. The cottage at Montgomery Street is vital to my intention, as it provides me with supplemental income, community, security and a place for a caregiver to live when I need one. It has existed in its present location and provided much needed housing for our community, for nearly 80 years.

In the time that I have owned this property and begun renting the cottage, it has never been without an occupant for more than 1 week, until now. It is a highly desirable rental location.

This cottage is physically in line with the neighboring houses all along Montgomery Street. Since I am re-building on the same footprint, I am not impacting the city right-of-way or any neighboring property in any new way. I can see nothing but positive impacts from the approval of this project.

Site Description

The cottage is located at 1012 East Montgomery Street, Mount Vernon at the corner of 11th & Montgomery, between 11th Street to the east and an alley to the west. This property is comprised of two separate homes, a building I use as my office and art studio, a small garden shed and a 4'x8' shed that is for use by the tenant at the cottage.

Montgomery Street is a quiet residential street, that dead ends to the east at the hospital and intersects 9th Street to the west. There is little traffic on Montgomery St. South 11th Street is the main route between Lincoln School and the High School, which are 3 and 4 blocks away, respectively. The homes in this neighborhood are of mixed age, height and architectural character. It is a modest, but nice neighborhood. My own home that shares the same lot as the cottage, is surrounded by a fully landscaped and interestingly fenced garden, which has become an attraction in the neighborhood.

The cottage has access to PSE, Cascade Natural Gas, PUD water, city sanitary sewer service and garbage. There is telephone and cable TV service on Montgomery Street, although the telephone has not been used since the advent of cellular service. I provide my renters with WiFi from my office modem.

The lot is slightly sloping to the south and west. There is no separate storm sewer in our neighborhood and the lots on 11th and Montgomery drain to the alley between 11th and 10th, to be picked up by the gutters at Kincaid and 10th Streets.

Project Description: Rebuild of Existing rental Cottage at 1012 East Montgomery Street
Square footage – existing= 464 sf / new = 512 sf
Zoning designation = R 1-7.0
Comp plan = Mount Vernon Incorporated Area

Although the cottage is cosmetically attractive, it is oddly built and suffers from both powder post beetle damage and dry rot due to a poorly constructed foundation with little or no ventilation. As well, the ceiling height in the cottage is very low – 5-9" in part of the kitchen, with doorways at about 5'-10".

After consulting with a house mover and several contractors, I have determined that the cottage is not worth the cost of repairing it.

My proposal is to demo the existing building and rebuild in the same footprint. I would square up the foundation and infill the two areas that bump in. This would add 52 square feet to the existing 464 square feet. The new construction would be 512 square feet. I would make this new building a simple structure, with 10' tall walls, a single ridge with two gable ends and a shed roof extension, with an attic / loft at one end. This would make the house easy to build and maintain and much more comfortable to live in.

My last tenant vacated the cottage on March 15th. I would like to proceed as soon as possible with the demo and re-construction. My hope is to have it ready to occupy in the fall of 2017.

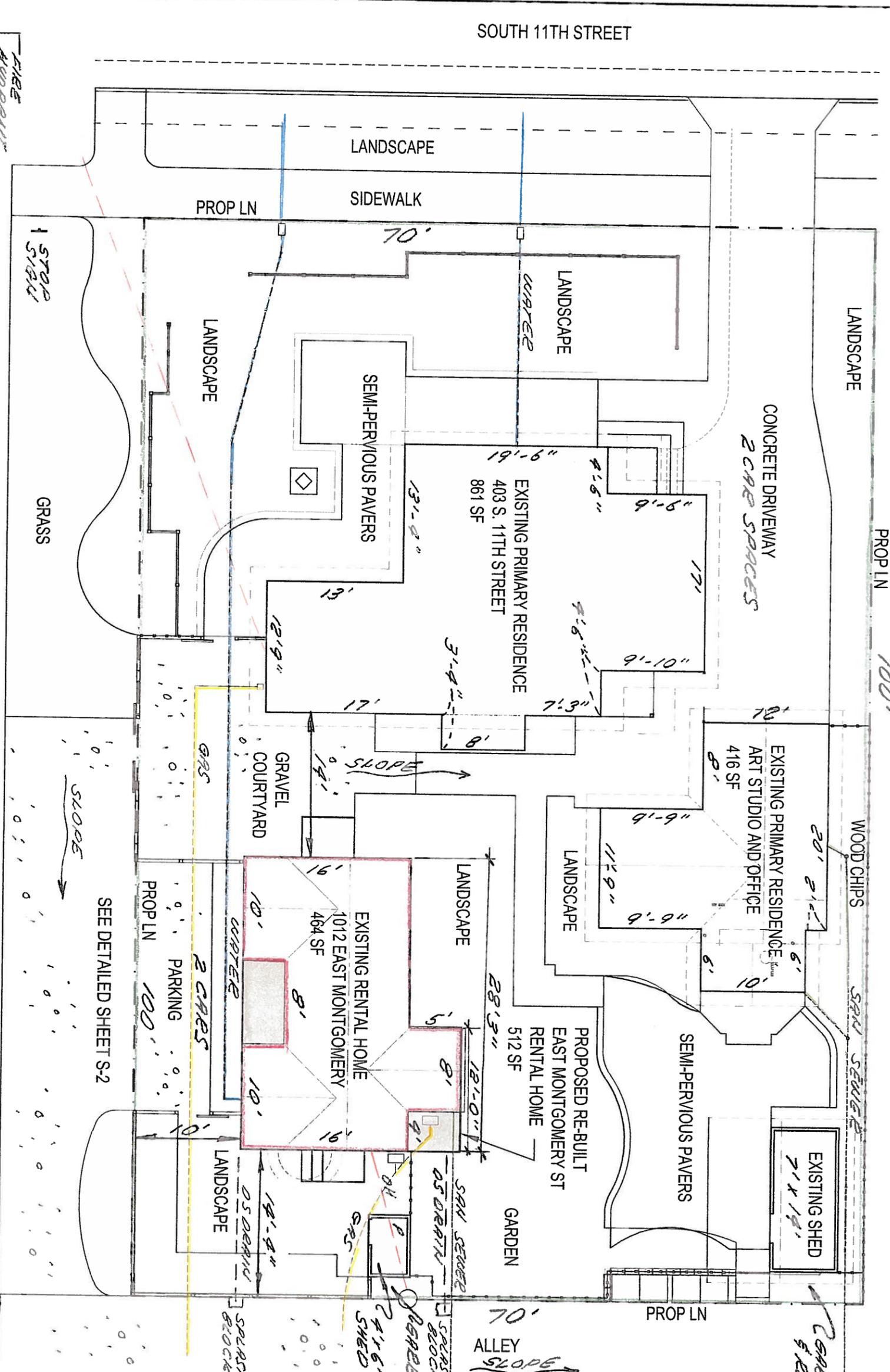
Given the proximity to my own home, I rent primarily to single people. There is space to park 2 cars in front of the cottage. The renters generally make 2 – 3 car trips per day, although given the location, I have often rented to people who work in the nearby medical facilities. They generally leave their cars parked at the cottage and walk to work.

This project would not make any changes to the streets nearby and the access would remain the same.

As for the cost of this project – I would estimate 60,000 and I will try to build it for less. Since I will not be getting a construction loan for the project, and plan on living in my home until the end of my days, I'm not concerned about fair market value.

Thank you for your consideration.

Shannon Good



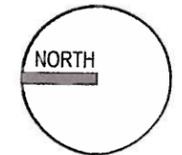
LEGAL DESCRIPTION:
 EASTERN ADDITIONS TO PRODUCE VEHICULAR, LOT 16,
 EXCEPT THE SOUTH 20 FEET THEREOF, AND ALL
 OF LOTS 17 AND 18, BLOCK 11.

THE
 APPARATUS
 50-60'
 WIDTH

EAST MONTGOMERY STREET
 1 STOP
 GRASS
 SEE DETAILED SHEET S-2

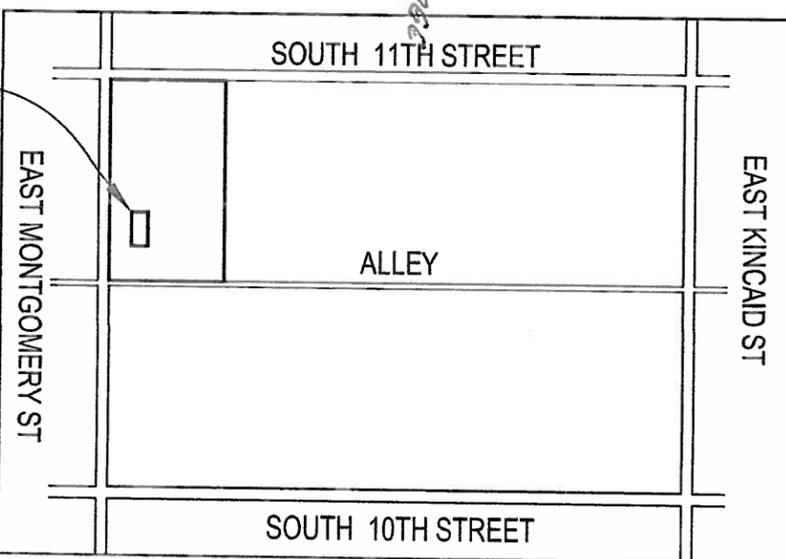
P. 52765
 ZONE: R1-7.0

PROPOSED IMPROVEMENTS - 403 SOUTH 11TH STREET / 1012 EAST MONTGOMERY ST
 FOR: SHANNON GOOD
 403 South 11th Street
 Mount Vernon, Washington
 360-336-9900



RECEIVED scale: 1" = 100'
 CITY OF MOUNT VERNON
 MAR 30 2017

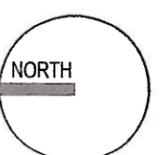
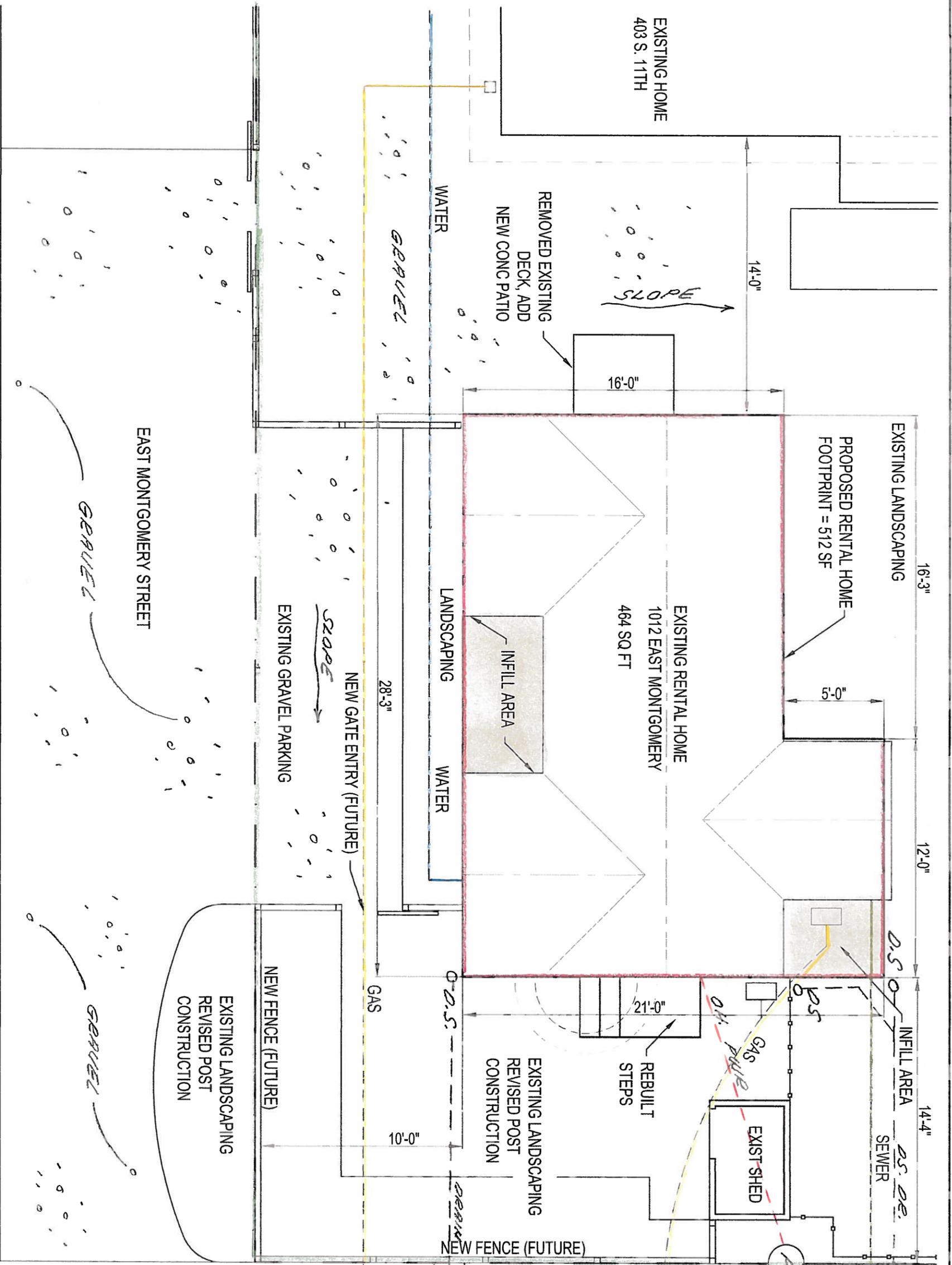
C.E.D. DEPARTMENT
 BY _____



VICINITY MAP
 NOT TO SCALE
 1012 EAST MONTGOMERY ST
 COTTAGE PROJECT

17-040

OVERALL SITE PLAN	DRAWN: SLG	SHEET
	MARCH 28, 2017	SITE
	SCALE: 1" = 100'	S-1



scale: 1" = 50'

RECEIVED
CITY OF MOUNT VERNON

MAR 30 2017

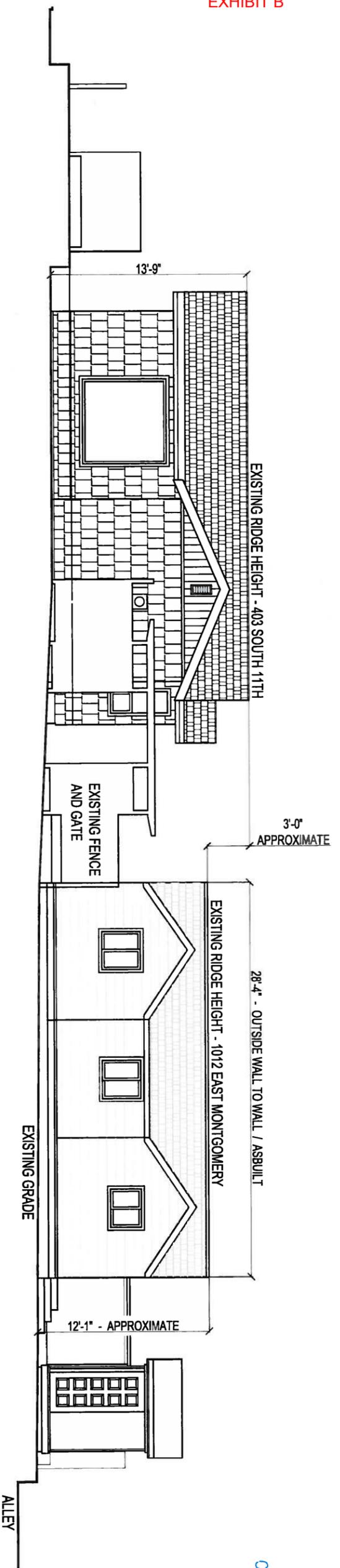
C.E.D. DEPARTMENT
BY

17-040

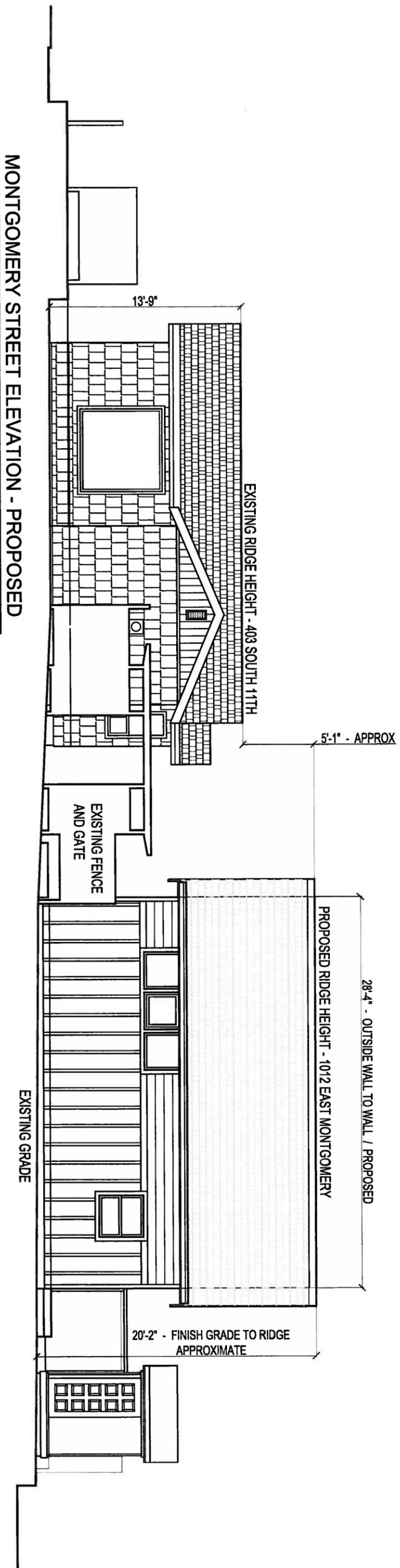
P-52765 ZONE: R1-70
 PROPOSED IMPROVEMENTS - 1012 EAST MONTGOMERY ST
 FOR: SHANNON GOOD
 403 South 11th Street
 Mount Vernon, Washington
 360-336-9700

DETAILED SITE PLAN - PROJECT AREA

DRAWN: SLG	SHEET
MARCH 28, 2017	SITE
SCALE: 1" = 50'	S-2



MONTGOMERY STREET ELEVATION - EXISTING



MONTGOMERY STREET ELEVATION - PROPOSED

NOTES ON SIDING MATERIALS

THE BUILDING WILL BE SIDED BELOW THE BELLY BAND WITH EITHER CEDAR BOARD & BATTEN OR HARDI PANEL AND BATTENS. ABOVE THE BAND WILL BE EITHER METAL SIDING TO MATCH THE EXISTING FENCE MATERIAL OR CLAPBOARDS SIMILAR TO WHAT IS ON THE EXISTING COTTAGE.

17-040

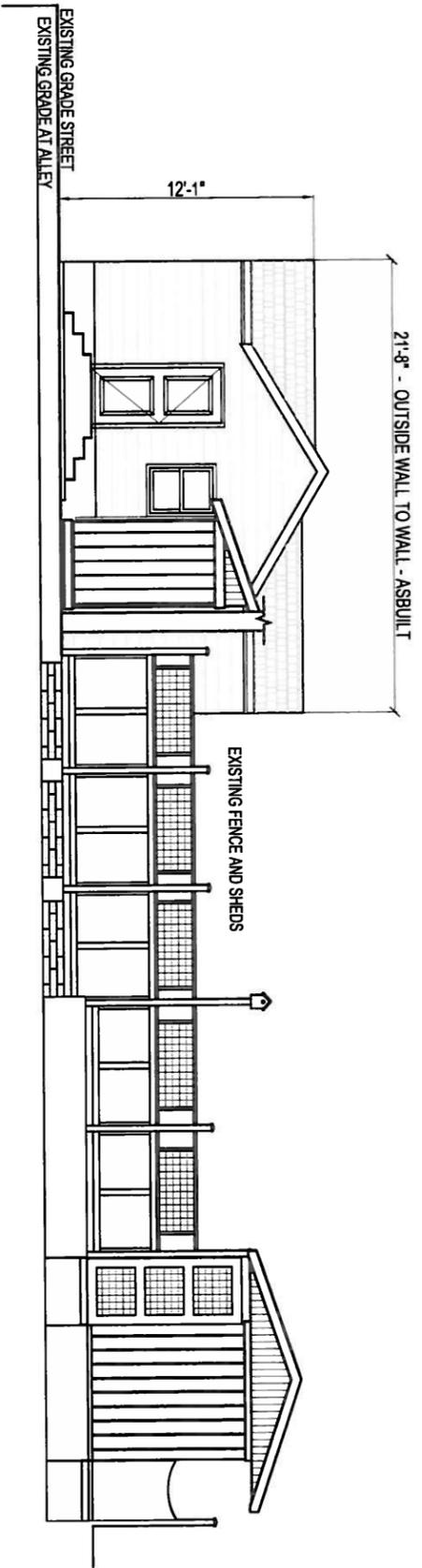
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CITY OF MOUNT VERNON
MAR 3 0 2017
C.E.D. DEPARTMENT
BY _____

PROPOSED IMPROVEMENTS - 1012 EAST MONTGOMERY ST
FOR: SHANNON GOOD
403 South 11th Street
Mount Vernon, Washington

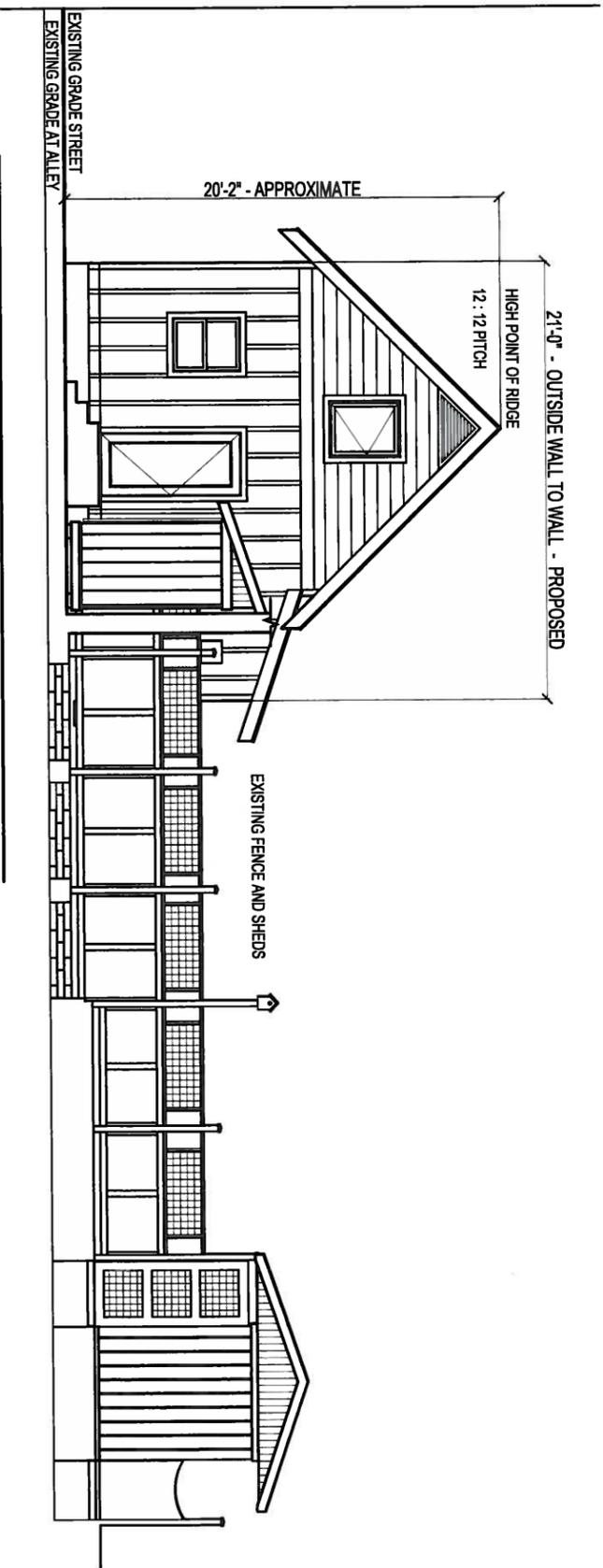
MONTGOMERY STREET ELEVATIONS
EXISTING AND PROPOSED

DRAWN: SLG
MARCH 28, 2017
SCALE: 1/8" = 1'-0"

SHEET
SITE
ELEV 1



ALLEY ELEVATION - EXISTING



ALLEY ELEVATION - PROPOSED

RECEIVED
CITY OF MOUNT VERNON

MAR 30 2017

C.E.D. DEPARTMENT
BY _____

NOTES ON SIDING MATERIALS

THE BUILDING WILL BE SIDED BELOW THE BELLY BAND WITH EITHER CEDAR BOARD & BATTEN OR HARDI PANEL AND BATTENS. ABOVE THE BAND WILL BE EITHER METAL SIDING TO MATCH THE EXISTING FENCE MATERIAL OR CLAPBOARDS SIMILAR TO WHAT IS ON THE EXISTING COTTAGE.

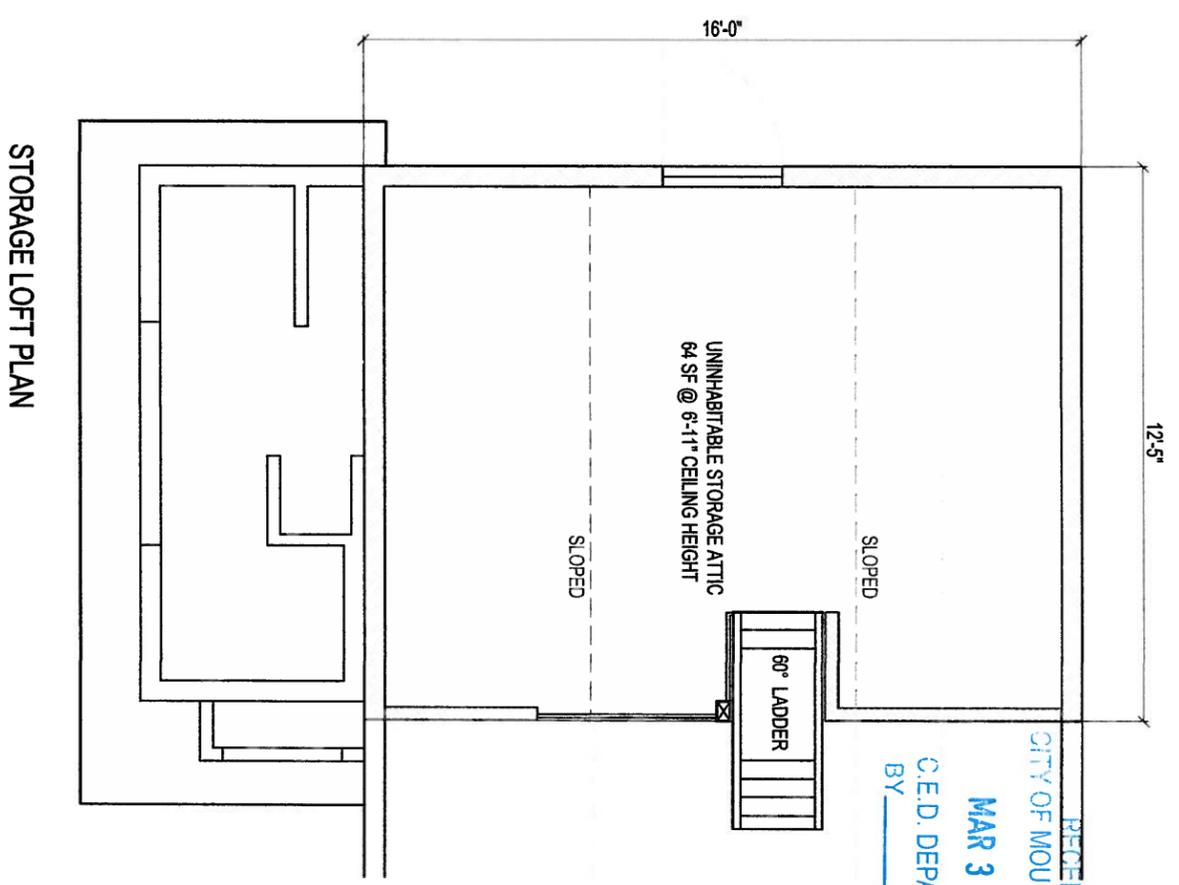
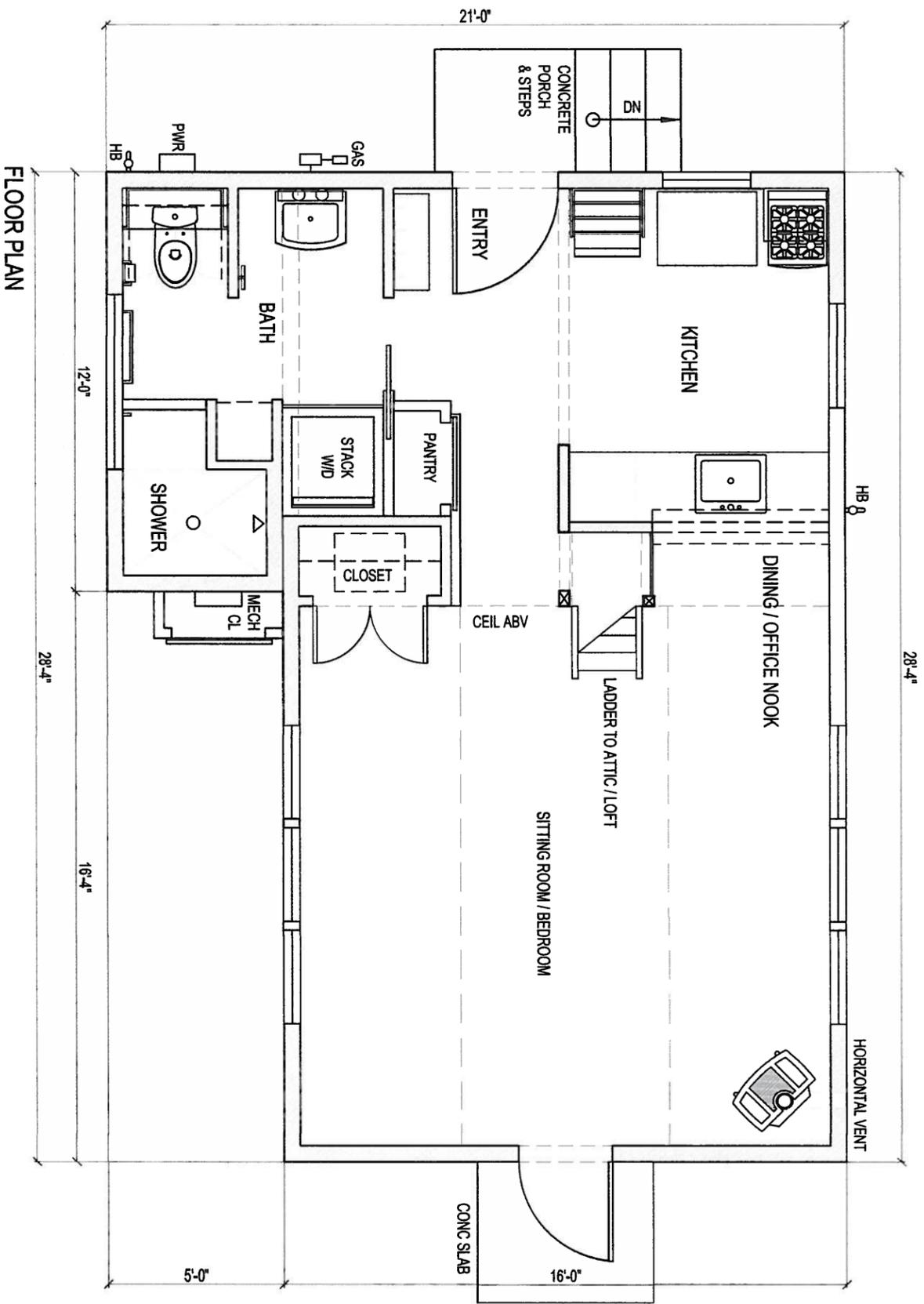
17-040

PROPOSED IMPROVEMENTS - 1012 EAST MONTGOMERY ST
FOR: SHANNON GOOD
403 South 11th Street
Mount Vernon, Washington

ALLEY ELEVATIONS
EXISTING AND PROPOSED

DRAWN: SLG
MARCH 28, 2017
SCALE: 1/8" = 1'-0"

SHEET
SITE
ELEV 2



scale: 1/4" = 1'-0"

RECEIVED
CITY OF MOUNT VERNON
MAR 3 0 2017
C.E.D. DEPARTMENT
BY _____

FLOOR PLAN

STORAGE LOFT PLAN

17-040

PROPOSED IMPROVEMENTS - 1012 EAST MONTGOMERY ST
FOR: SHANNON GOOD
403 South 11th Street
Mount Vernon, Washington

FLOOR PLAN SHEET PLAN
DRAWN: SLG
MARCH 28, 2017
SCALE: 1/4" = 1'-0"



April 21, 2017

Shannon Good
403 S. 11th St.
Mount Vernon, WA 98274

Reference: Good ADU with Special Permission PL17-040, Technically Complete
Determination – **SENT VIA EMAIL**

Dear Shannon:

Upon review of the application materials submitted for the above-captioned proposal I am deeming your application 'technically complete' for processing. There will likely be additional information that I will request as the review of this application progresses; however, at this point I have enough information to commence the public notification process.

As part of the public notice process, pursuant to the Mount Vernon Municipal Code, the project site must be posted with a 'Notice of Land Use Change' sign on or before **APRIL 24TH, 2017**, to avoid any delay in permit processing.

The Land Use sign and a copy of the Notice of Application to place on the sign are available for pick-up at this office. Please return the signed and notarized 'Affidavit of Posting' to this department following the posting of the property.

If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: rebeccab@mountvernonwa.gov
Thank you,

A handwritten signature in blue ink that reads "Rebecca Lowell".

Rebecca Lowell,
Senior Planner

C:

NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING

This Notice of Application is being posted and sent to those property owners who are located within 300 feet of the project site described within this notice. City code requires the applicant for this action to obtain a permit that will allow the construction of the improvements described herein. If you have concerns or questions about this project please respond to the staff person listed in this notice within the timeframe provided.

City staff has created a page on the City's website where the materials for this application can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Community & Economic Development' then 'Community Development' then 'News Notices' then near the top of the page on the Application Name/No. listed below.

DATE: | April 20, 2017

LAND USE NUMBER: | File No. PL17-040

APPLICATION NAME: Good – ADU with Special Permission

PROJECT DESCRIPTION: Proposal seeks to demolish an existing non-conforming accessory dwelling unit and rebuild a new accessory dwelling unit in its place. The new structure will be sited in essentially the same location, but gains an additional 52 square feet of floor area, resulting in a building that is 512 square feet total. There will be an increase in ridge height of approximately 8 feet in comparison to the existing structure.

MVMC Chapter 17.102 has a process by which the City Council (upon recommendation by the Hearing Examiner) can grant special permission to enlarge or expand an existing non-conforming structure and/or use so long as certain criteria are met. Consolidated with the permit for a non-conforming structure/use will be a permit for an Accessory Dwelling Unit (ADU).

APPLICANT: Shannon Good - 403 S 11th St. Mount Vernon WA 98274 (360)336-9700.

PROJECT LOCATION: The proposal property has an address of 1012 E Montgomery St. The main residence is addressed as 403 S 11th St. The parcel number is P52765. The property is legally described as the eastern addition to Mt Vernon, lot 16, except the south 20 feet thereof, and all of lots 17 and 18, block 11.

PUBLIC HEARING: An open record public hearing will be held before the Hearing Examiner on **WEDNESDAY, MAY 17, 2017 AT 10 A.M.** This hearing will be held at City Hall, 910 Cleveland Avenue.

Comments on the Notice of Application must be submitted, in writing, no later than **5:00 P.M. ON MAY 8, 2017.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

VICINITY MAP

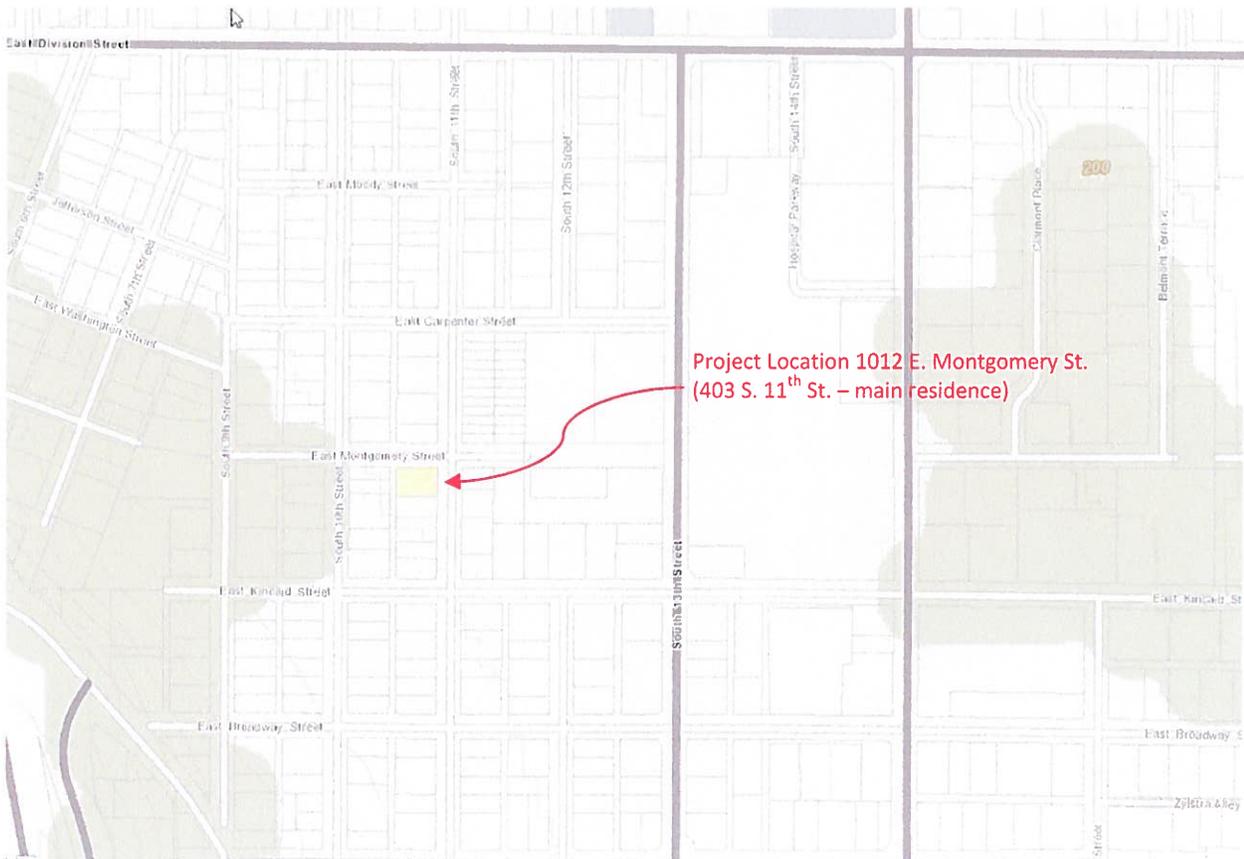


Photo from the Skagit County Assessor, taken from S. 11th St. looking at the main residential building.

DETAILS:

Permit Application Date:	March 30 th , 2017	Technically Complete:	April 20, 2017
Permits/Review Requested:	Expansion of a Non-Conforming Building, Accessory Dwelling Unit and Building Permit	Other Permits that may be Required:	None Known

CONSISTENCY OVERVIEW:

Zoning:	Single-Family Residential with a maximum density of 7.26 dwelling units per acre (R-1, 7.0).	Comprehensive Plan:	Single-Family Residential High Density (SF-HI)
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Environmental Documents that Evaluate the Proposed Project: None Required, there are no indications of critical areas on or near the project site.
 This project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800.

Development Regulations Used for Project Mitigation: The project is subject to the City’s Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

To receive additional information regarding this project contact the Department and ask to become a party of record: Rebecca Lowell, Senior Planner
 Community & Economic Development Department
 City of Mount Vernon
 910 Cleveland Avenue, Mount Vernon WA 98273
 Telephone - 360-336-6214; Facsimile - 360-336-6283

PROCESS: The City’s Hearing Examiner will make a recommendation to the City Council who will issue a final decision on this application.

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

Issued: April 21, 2017
 Published: April 24, 2017

SENT TO: OWNERS WITHIN 300 FEET OF THE PROJECT SITE, APPLICANT, PROPERTY OWNER, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (AS APPLICABLE), FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE

**AFFIDAVIT OF MAILING**

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **April 24, 2017** I mailed via the United States mail, and email, to the following parties the **PL17-040 Special Permission/ADU Good**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **24th** day of **April, 2017.**

A handwritten signature in blue ink that reads "Linda Beacham".

Linda Beacham

Robert Allen
PO Box 261
Stevenson, Wa 98648

Bruce Banks
307 S 11th St
Mount Vernon, Wa 98274

Jerrald Householder
310 S 11th St
Mount Vernon, Wa 98274

Heather Fullard-Leo
323 S 11th Street
Mount Vernon, Wa 98274

Philippe Crozier
411 S 11th St
Mount Vernon, Wa 98274

Skagit Home Solutions LLC
19997 State Route 9
Mount Vernon, Wa 98273

Stanford Tonelli
421 11th St
Mount Vernon, Wa 98274

Scott Maxwell & Laura Crumplay
941 4th St
Mukilteo, Wa 98275

David McAllister
1511 Traci Pl
Mount Vernon, Wa 98274

Ronald Broze
41150 Pineridge Dr East
Davenport, Wa 99122

Ilyin Revocable Living Trust / Kathleen Ilyin
PO Box 70185
Oro Valley, AZ, 85737

Emil Harrold
14169 White Rock Dr,
Sun City West, Az 85375

Walter Enquist
12529 C Street
Mount Vernon, Wa 98273

Kelley Cline & Peter Wolszczak
7167 NE 126th St
Kirkland, Wa 98034

Jack Andrews
730 N Waugh Road
Mount Vernon, Wa, 98273

Jimmie Brock
310 S 11th Street #111
Mount Vernon, Wa 98274

Lynn Almvig
310 S 11th St
Mount Vernon, Wa 98274

Tamara Pugh
310 S 11th St #207
Mount Vernon, Wa 98274

Naomi Foote
310 S 11th St #208
Mount Vernon, Wa 98274

William Patterson
310 S 11th St #209
Mount Vernon, Wa 98274

Beacham, Linda

From: Beacham, Linda
Sent: Monday, April 24, 2017 11:19 AM
To: Agriculture; Army Corps of Engineers; Cascade Natural Gas; DAHP; Department of Commerce; 'Department of Commerce'; 'Department of Fish & Wildlife'; 'Department of Fish & Wildlife SEPA Review'; Dike District; 'Dike District 17 (Daryl Hamburg)'; Dike District 3 (Gary Jones); Dike District 3 (Peter Ojala; 'DNR SEPA Review'; DOE; 'DOE NW Region'; DOH (Dept of Health); DOT; Drianage District 12; DSHS; Frontier; Frontier (Lawrence Bogues); 'Kaehler, Gretchen'; MVSD; Northwest Clean Air Agency; Parks; Port of Skagit County; 'Port of Skagit County'; 'Puget Sound Energy'; 'Puget Sound Energy'; Samish Tribe; Skagit Co. Planning & Development Svc; 'Skagit Council of Governments'; 'Skagit County Planning & Permitting'; Skagit County PUD; 'Skagit County PUD'; 'Skagit River System Cooperative'; 'Skagit River Systems'; 'Skagit Valley Community College'; SKAT; SKAT ; Stillaguamish Tribe; Swinomish Tribal Community; Swinomish Tribal Community ; Tulalip Tribe; Upper Skagit Indian Tribe; Upper Skagit Tribe
Subject: Mount Vernon PL17-040 Notice of Application Notice of Public hearing
Attachments: Notice Of Application.docx

Type of Document: Notice of Application and Notice of Public Hearing

Description of Proposal: Proposal seeks to demolish an existing non-conforming accessory dwelling unit and rebuild a new accessory dwelling unit in its place. The new structure will be sited in essentially the same location, but gains an additional 52 square feet of floor area, resulting in a building that is 512 square feet total. There will be an increase in ridge height of approximately 8 feet in comparison to the existing structure.

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Date of Issuance: April 21, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, City of Mount Vernon

Linda Beacham
Administrative Assistant
Development Services
360-336-6214



AFFIDAVIT FOR LAND USE SIGN POSTING

Property located at: 403 SOUTH 11TH STREET

Project Name/File No: _____ P#: _____

I, SHANNON GOOD hereby certify that I have posted the subject property as described below.

Date Notice posted: 4-24-17

Attached hereto is a copy of the notice that was posted.

Applicant Signature: [Signature] Date: 4-24-2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 24th day of April, 2017 before me personally appeared Shannon Good known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Krista Jewett
Notary Public in and for the State of
Washington residing at Skagit
My Appointment Expires 2-18-2020

EXHIBIT D

Improvements for Parcel: P52765

Improvement Number	Building Style	Values	Total Living Area	Sketch
1	ONE STORY	\$27,700.00	464 Square Feet	View sketch

Improvement 1 , Segment 1

Description: MAIN AREA
Quality/Class: M/S FAIR QUALITY
Condition: F
Area: 464 Square Feet
Foundation: POST & PIER
Exterior Wall: SHAKE/SHINGLE
Roof Covering: COMP
Roof Style: PITCHED
Floor Covering: ALLOWANCE
Plumbing: FULL BATH
Heat-Air Conditioning: BASEBOARD ELECTRIC
Bedrooms: 1
Year Built: 1944

Improvement 1 , Segment 2

Description: CONCRETE PORCH OR SLAB
Quality/Class: M/S AVERAGE QUALITY
Condition: G
Area: 28 Square Feet
Year Built: 1944

Improvement Number	Building Style	Values	Total Living Area	Sketch
2	ONE STORY	\$86,800.00	846 Square Feet	View sketch

Improvement 2 , Segment 1

Description: MAIN AREA
Quality/Class: M/S FAIR QUALITY
Condition: G
Area: 846 Square Feet
Foundation: CONCRETE
Exterior Wall: SHAKE/SHINGLE
Roof Covering: COMP
Roof Style: PITCHED
Floor Covering: ALLOWANCE
Plumbing: FULL BATH
Heat-Air Conditioning: BASEBOARD ELECTRIC
Bedrooms: 2
Year Built: 1952

Improvement 2 , Segment 2

Description: DETACHED GARAGE
Quality/Class: M/S AVERAGE QUALITY
Condition: G
Area: 404 Square Feet
Exterior Wall: SHAKE/SHINGLE
Roof Covering: COMP
Roof Style: PITCHED
Year Built: 1952

Improvement 2 , Segment 3

Description: COVERED CONCRETE PATIO
Quality/Class: M/S AVERAGE QUALITY
Condition: G
Area: 16 Square Feet
Year Built: 1952

Improvement 2 , Segment 4

Description: COVERED CONCRETE PATIO
Quality/Class: M/S AVERAGE QUALITY
Condition: G
Area: 25 Square Feet
Year Built: 1924

Improvement 2 , Segment 5

Description: CONCRETE PORCH OR SLAB
Quality/Class: M/S AVERAGE QUALITY
Condition: G
Area: 240 Square Feet
Year Built: 1924

Improvement 2 , Segment 6

Description: MULTI-PURPOSE SHED
Quality/Class: M/S GOOD QUALITY
Condition: G
Area: 84 Square Feet
Exterior Wall: PLYWOOD
Roof Covering: METAL
Roof Style: PITCHED
Year Built: 1924

